



CITY OF CHELSEA, MA  
Department of Housing and Community Development  
Community Preservation Committee

City Hall, 500 Broadway, Room 101 · Chelsea, MA 02150

Phone: 617.466.4190 · Fax: 617.466.4195 · Email: [communitypreservation@chelseama.gov](mailto:communitypreservation@chelseama.gov)

José Iraheta  
*Chair*  
Caroline Ellenbird  
*Vice Chair*  
Yahya Noor  
*Clerk*

Jonathan Gomez-Pereira  
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*Chelsea Housing Authority*  
Mimi Rancatore  
*Planning Board*  
Alex Balcarcel  
*Historical Commission*  
Bea Cravatta  
*Recreation & Cultural Affairs*

Desirae Valentin  
*Staff*

**COMMUNITY PRESERVATION COMMITTEE  
PUBLIC MEETING  
THURSDAY, 18 NOVEMBER 2021  
IN-PERSON AND ZOOM MEETING  
6:00 PM**

**APPROVED 15 DECEMBER 2021**

**MEETING MINUTES**

**I. Call to order – 6:10**

Committee Members Present: Caroline Ellenbird, Alex Balcarcel, Judith Dyer, Juan Vega, José Iraheta, Mimi Rancatore, Yahya Noor, Jonathan Gomez-Pereira

Committee Members Absent: Bea Cravatta

Others in Attendance: Desirae Valentin, Oriana Reilly, Herb Selesnik, Maria Iraola, Amparo Rivera, Gerrit DeYoung

**II. Introductions- new staff member**

Oriana Reilly, new CPC support person, recent graduate of UMass Amherst Masters in Regional Planning program

**III. Public Comments**

- No comments

**IV. Applications**

a) Temple Emmanuel: Presentation of Review Forms & Final Deliberation

- Once Highest Scores were in Community Support, lowest in Leveraging Funding
- Would be allocated out of the CPC's reserves
- Judie: Happy that Temple Emmanuel is hosting community groups as it wasn't open to the community in the past
- Mimi: concerned about the low estimate of the cost
- José: this project is in line with previous projects we've funded, we have the reserve funds
- Applicant Herb answered the question of why the Temple is open to community groups now, he said before they didn't have a dedicated person to do it, but now he volunteered and has been able to create those events and partnerships

2022 FEB - 8 P 5:55



Motion (by Juan) to vote to approve Temple Emmanuel's application. Mimi 2<sup>nd</sup>.  
Amendment (unanimous) to add a \$6,400 contingency to the grant bringing the total to \$25,000.

Ayes: 8

Nays: 0

Abstentions: 0

b) Mace Basketball Court: Presentation of Review Forms & Final Deliberation

- Juan interpreted for a zoom discussion with applicant Maria
- Scored high in community support and CPC and planning goals & vulnerable population support, low in leveraging funding
- CPA Reserves are now at \$975,000 after previous allocation
- Desirae suggests adding a 20% contingency to this as well
- Mimi spoke in favor of funding the whole project, major reason is because it takes momentum and half of it would decrease momentum and community involvement
- Yahya: disappointed that the Chelsea Housing Authority did not maintain this court itself, nor show up to present to the CPC
- José: happy to see that the Tenant Association did the application themselves
- If fully funded \$275,000 plus a 20% contingency the total would be \$325,000
- The range of the application was \$190,000 and \$275,000 on the high end
- Juan: CPC should not be funding the security camera portion, that's the Housing Authority's responsibility

Motion (by Mimi) to fund \$210,000 w/ 20% contingency so a total of \$252,000. Yahya 2<sup>nd</sup>

Ayes: 7

Nays: 0

Abstentions: 1

c) AHTFB: Presentation of Review Forms & Final Deliberation

- Desirae: This comes out of the \$400,000 already allocated for affordable housing
- Mimi: in favor of full funding
- Desirae: Each housing development project done by AHTFB would give a report to CPC and quarterly reports in general

Motion (by Mimi)

Ayes: 6

Nays: 0

Abstentions: 2



- V. Next Meeting Topics – January?
  - a. Agenda Item pushed to December 15 meeting
  
- VI. Updates/Next Steps
  - a. Plan to have educated conversation about these items on January Bylaw Review, elections, and July training
  
- VII. Adjourn – 7:10. Juan motion, Caroline 2<sup>nd</sup>.